

City of Huntington Beach Planning Department

2006 Annual Report



Bird's Eye View of Major Project Sites



Pacific City



The Strand



Newland Street Residential



Bella Terra

Director's Message

On behalf of City of Huntington Beach Planning Department staff, I am pleased to present the Department's 2006 Annual Report. This document highlights the activities of the Huntington Beach Planning Department for calendar year 2006.

2006 has been an active year for development in the City of Huntington Beach. We have seen major projects such as Bella Terra and Beachmont Plaza come to fruition. Other projects such as the Strand and Pacific City are in the midst of construction. On the horizon are projects that will shape the City of Huntington Beach for years to come such as the Beach Boulevard/Edinger Corridor study. This report provides a background on the Planning Department and entitlement process for these and other projects, as well as an insight into the daily activities of the Department.

Although this publication highlights the Planning Department's activities, I want to acknowledge the contributions of all City Departments that are involved in the review of projects, especially Building & Safety, Fire, and Public Works for their integral role in the development process. I also want to thank the City Administrator and her staff for providing direction to the Department and the City Attorney for legal guidance. Likewise, I want to express my gratitude to each member of the Planning Commission, Design Review Board and Environmental Board for making the time to serve the residents of Huntington Beach as commissioners and board members. Finally, I want to acknowledge the City Council for their support of the Department and service to the City.

I hope that you find this report to be informative.

Sincerely,

Scott Hess
Director of Planning

City of Huntington Beach Planning Department Mission Statement

To develop a shared vision of how a team works together effectively by being professional, respectful, responsible, understanding and positive to improve the quality of customer service.

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ABOUT PLANNING

The Planning Department is responsible for managing the orderly development and use of land in the City. This involves implementing California State law for the development and maintenance of a comprehensive General Plan and the corresponding Zoning Code, as well as reviewing and processing applications for various development projects based upon those documents.

Successful urban planning considers local identity, respect for natural, artistic and historic heritage, an understanding of the "urban grain" or "townscape," pedestrians and other modes of traffic, utilities and natural hazards, such as flood zones. Planners are important in managing the growth of cities, applying tools like zoning to manage the uses of land, and environmental review to mitigate the impacts of development on the community.

Planning is a broad discipline of policy planning, development review and zoning code enforcement. At its most basic level, City Planning implements California State law for the development and maintenance of a comprehensive General Plan and the corresponding Zoning Code as well as reviewing and processing applications for various development projects based upon these documents. Traditional planning departments contain two or three separate divisions to perform these functions. The City of Huntington Beach Planning Department follows this traditional model and is comprised of the following divisions:

- *Advance Planning*, which maintains the General Plan, various long-term goals, long-term projects, and policy documents and conducts environmental review;
- *Current Planning*, which reviews and processes development applications according to the General Plan and Zoning Code;
- *Code Enforcement/Neighborhood Preservation*, Code Enforcement enforces municipal codes pertaining to substandard housing, property maintenance and land-use in an effort to upgrade residential properties to the standards set forth in the Uniform Housing Code; Neighborhood Preservation is a preventative approach focusing on education and community partnerships to help communities to address local conditions and to improve the quality of life.

PUBLIC JUDICIAL BODIES

1. The City Council

The City Council is comprised of seven members who are elected by the citizens of Huntington Beach to a four-year term. Most planning projects acted upon by the City Council are either appeals of a Planning Commission decision or legislative changes that are automatically forwarded from the Planning Commission to the City Council for final action.

Examples of legislative changes include general plan amendments, zoning map and zoning text amendments, and precise plans of street alignments. City Council action on any project is final, unless the project is located in the appealable area of the Coastal Zone. In such a case the project may be appealed to the California Coastal Commission for final determination.



The City Council meets every first and third Monday of each month at 6:00 p.m. in the Council Chambers building at the City Hall complex. The City Administrator, City Attorney and all department heads attend City Council meetings. These meetings are also televised live on HBTv Channel 3.

2006 City Council Members were:

- Dave Sullivan, Mayor
- Gil Coerper, Mayor Pro-Tem
- Keith Bohr
- Debbie Cook
- Cathy Green
- Don Hansen
- Jill Hardy

2. The Planning Commission

The Planning Commission is comprised of seven members who are appointed by the City Council members. Each City Council member appoints one commissioner to this quasi-judicial body that is empowered by State law and the City Council.

The Planning Commission meets on the second and fourth Tuesday of each month at 7:00 p.m. in the Council Chambers. Study sessions are frequently held at 5:15 p.m. prior to the meeting. The Planning Commission study session is open to public attendance but is not a public hearing. The Planning Commission follows Roberts Rules of Order and their own By-Laws. Support staff to the Planning Commission includes the Planning Director (or an appointee) who serves as the Secretary to the Commission, a Deputy City Attorney serving as legal counsel, and various

City staff members from the Planning Department, Public Works Department, and Fire Department. The meetings are televised live on local cable HBTv Channel 3.

Projects typically acted upon by the Planning Commission are major development proposals, tentative tract maps, zoning map amendments, zoning text amendments, general plan amendments, and various similar applications. In reviewing a project, the project planner consults with various City departments as well as the appropriate regional and state agencies. Environmental assessments are conducted concurrently with each project analysis. The review process for a Planning Commission item normally requires four to six months.

2006 Planning Commission Members were

- Robert Dingwall, Chair
- John Scandura, Vice-Chair
- Devin Dwyer
- Flossie Horgan
- Tom Livengood
- Steve Ray/Blair Farley
- Elizabeth Shier-Burnett



In 2006, the Planning Commission held 20 regular meetings and one workshop.

Planning Commission Statistics

Project Review Items: 37
Study Session Items: 15
Public Hearing Items: 27
Consent Calendar Items: 22
Non-Public Hearing Items: 11

3. The Zoning Administrator

The Zoning Administrator is a senior staff planner appointed by the Planning Director. Mary Beth Broeren, Principal Planner, was the Zoning Administrator during this time period. Current Planning staff is assigned to review projects and make recommendations for approval, revision, or denial as appropriate. Zoning Administrator meetings are held Wednesday afternoons at 1:30 p.m.

Projects typically acted upon by the Zoning Administrator are small multi-family developments, single-family construction in the Coastal Zone, commercial and industrial developments; tentative parcel maps, and minor variances. Any required environmental assessment is

conducted concurrent with the planning analysis. The review process normally takes two to three months before an application is acted upon by the Zoning Administrator for review.

2006 Zoning Administrator Statistics

Projects Reviewed: 66

4. The Design Review Board

The Design Review Board reviews development proposals for their aesthetic value, architectural style, and landscape to ensure a quality physical design. The Board reviews all projects in redevelopment zones, all City specific plans (such as the downtown area), and other areas designated by the City Council. The entire length of Beach Boulevard is a recent example of such a designated area. The Design Review Board acts in both an advisory capacity to the City Council, Planning Commission, Zoning Administrator and City staff, as well as a final decision making body. The Design Review Board generally meets on the second Thursday of each month and is composed of five members appointed by the City Council consisting of two City residents, one Planning Commissioner, a representative from the Department of Public Works, and a representative from the Planning Department.

2006 Design Review Board Statistics

Projects Reviewed: 42

5. The Environmental Assessment Committee

The Environmental Assessment Committee is composed of one staff member from Planning, Public Works and the City Attorney's office. Environmental assessment checklists are submitted for projects that are not exempt according to the California Environmental Quality Act (CEQA) and require further analysis. After discussing impacts and mitigation measures, the Committee makes recommendations regarding the necessity of the preparation and advertisement of an Environmental Impact Report, Mitigated Negative Declaration or Negative Declaration for a project. The Environmental Assessment Committee typically examines a project very early in the process so that the appropriate CEQA public review period can be advertised prior to action by the decision-making body. The committee meets on an as-needed basis.



Environmental Assessment Committee Statistics

Projects Reviewed: 7

6. The Subdivision Committee

State Law and the Zoning and Subdivision Ordinance establish the Subdivision Committee. Its membership consists of three Planning Commissioners and a representative from the Fire, Public Works, and Planning Departments. The Subdivision Committee reviews each tentative map for compliance with the Subdivision Map Act as well as City standards and policies. The Committee is advisory to the Zoning Administrator, Planning Commission and City Council, and conducts its review prior to final action by the decision-making body. Meetings are held on an as-needed basis.

Subdivision Committee Statistics

Projects Reviewed: 1

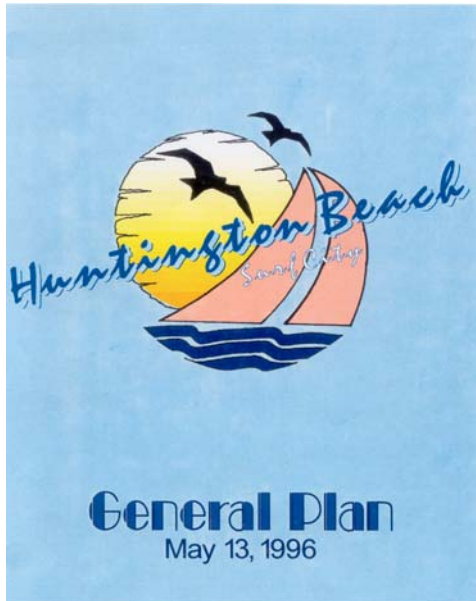
7. Additional Committees

Apart from the decision-making and advisory bodies described above, Planning staff serves as liaisons to a variety of other boards and committees. These groups are typically advisory to the Planning Commission and City Council regarding single-issue topics. Others are County or regionally sponsored groups geared toward larger regional issues. In 2006, Planning staff interacted with the following groups:

- Development Assistance Team
- Downtown City Council Subcommittee
- Economic Development Committee
- Environmental Board
- Executive Team
- NESI Ad-Hoc Committee
- Orange County Council of Governments
- School District/City Council Issues Subcommittee
- Public Nuisance Task Force (Code Enforcement)
- Waterways and Beaches Committee (Code Enforcement)
- Citywide Water Quality Subcommittee
- Oakview Task Force (Code Enforcement)

PLANNING OVERVIEW

1. The General Plan



California State law requires that each city prepare and adopt a comprehensive, long-term General Plan for its future development. State law requires that the day-to-day decisions of a city follow logically from and be consistent with the General Plan. However, cities can apply flexibility and local control to best determine the specific needs of the community and the populace.

The General Plan is intended to be a far-reaching policy document defining how the city perceives itself now and in the future. The General Plan is intended to be a roadmap for a city, providing a framework for zoning and entitlement standards. In this regard, the General Plan constitutes an important medium through which the Planning Department and the various Boards, Commissions and Councils affect social, economic and physical change.

2. The Zoning and Subdivision Ordinance

The purpose of the Zoning and Subdivision Ordinance (ZSO) is to implement the goals and visions of the General Plan. ZSO implementation occurs in many forms, including regulations for density limits, setback standards, landscaping provisions, parking requirements, building square footage to parcel size ratios (floor area ratios) and provisions for creation of new building sites.

While the ZSO allows certain development types, others are required to undergo entitlement approval from one of the public judicial bodies, such as the Zoning Administrator or Planning Commission. This development review process provides an opportunity for the public as well as the decision-making bodies to approve, alter, or deny a project.

Specific Plans

The purpose of a Specific Plan is to provide for the orderly development and improvement of a defined area in the City. The Specific Plan is established to guide the development of an area that is characterized by its unique location, geographic features, land uses and ownership patterns.

The Specific Plan becomes existing zoning policy, development standards and descriptive maps for that area. Additionally, the Specific Plan provides for creativity at the individual project level, and at the same time ensures that developments will ultimately combine to create a cohesive community. Where the Specific Plans are silent, the Huntington Beach Zoning and Subdivision Ordinance will govern.

The City of Huntington Beach has 13 adopted Specific Plans and is in the process of preparing additional specific plans.

3. Planning in a Regional Context

Regional Planning has grown in significance as a policy setting focus. The entire planning process now occurs within a continually changing environment encompassing the city and the region to which it belongs. Cities are increasingly required by law to coordinate with surrounding cities and counties and to participate in plans that have regional, as well as local goals. A city may work with Federal, State, and/or county agencies (such as CalTrans or Orange County Transportation Authority) to create solutions for issues having regional importance, such as traffic. The planning process will continue to evolve as cities assess and assert their roles in the regional planning process.

4. The Entitlement Process

Processing development applications for entitlements is one of the principle responsibilities of the Planning Department. Development may be requested on a small scale by a homeowner wishing to make minor building or fence modifications, or on a large scale by a developer wishing to master plan a project of several acres. The development entitlement process distinguishes between various levels of development requests and applies the appropriate level of public notification and response, review and analysis.

Most development requests begin with the submittal of plans at the zoning counter. Zoning counter personnel may approve minor requests such as room additions, block walls, patio covers or similar projects when the proposed project meets the criteria of the ZSO. Major projects or those requiring discretionary entitlements are submitted at the zoning counter and processed for action by a public judicial body, as determined by the ZSO.

Most projects approved at any level of the City are appealable to the next higher level of discretionary authority. Projects acted upon by the Zoning Administrator are appealable to the Planning Commission and projects acted upon by the Planning Commission are appealable to the City Council.

Planning Staff

The Planning Department is comprised of 28 professional staff members (see organizational chart). The Department is under the leadership of Acting Director of Planning Scott Hess, who reports to Deputy City Administrator Paul Emery. The Department is composed of three divisions: Current Planning, Advance Planning and Code Enforcement.

A. Current Planning

The Current Planning Division is primarily responsible for reviewing and analyzing planning and environmental aspects of proposed development projects. Minor projects such as conforming room additions, patio covers and fences are approved at the zoning counter. More complex projects typically are processed through either the Zoning Administrator or the Planning Commission, with some projects going to the City Council only on appeal. Current

Planning applications consist primarily of conditional use permits, tentative parcel and tract maps, variances, coastal development permits, sign code exceptions, planned sign programs, and applications requiring approval of the Design Review Board.

As a project planner reviews and analyzes an application, meetings are held between the applicant, Planning staff and other City departments to address issues. By the time a project reaches the Zoning Administrator or Planning Commission, the majority of issues have been resolved and the project may have been through some minor revisions.

B. Advance Planning

The Advance Planning Division is responsible for maintaining the General Plan, processing General Plan amendment requests, zone changes, code amendments, environmental documents, precise plan of street alignments, and preparing various special studies of public policy nature. Advance Planning is typically involved in processing legislative and policy oriented projects to the Planning Commission and City Council, rather than development projects.

C. Code Enforcement

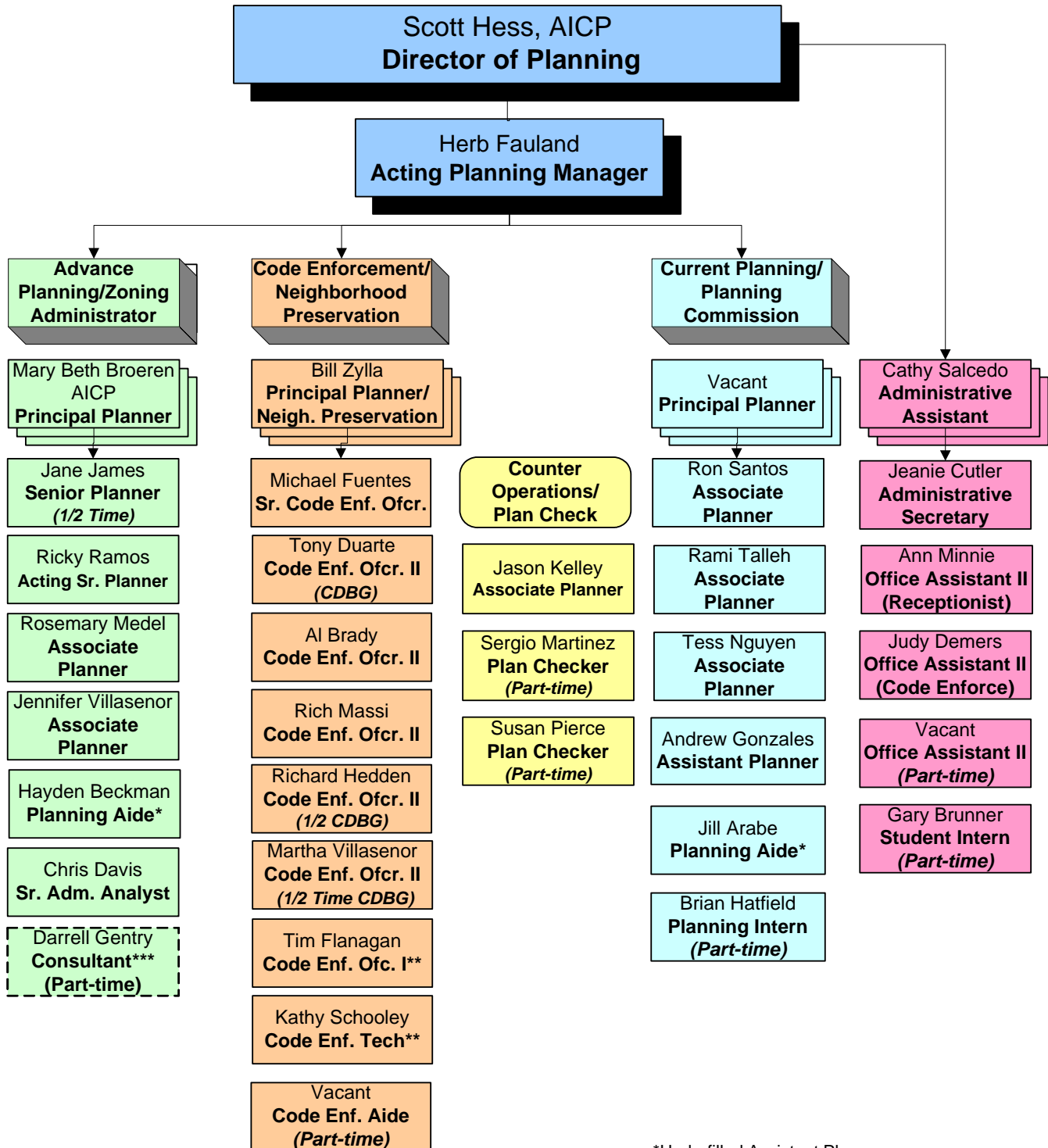
The Code Enforcement Division works to maintain quality neighborhoods and inspects projects after construction to verify and maintain compliance with the Zoning Code.



H.B. PLANNING DEPARTMENT

ORGANIZATIONAL TABLE

April 2007



*Underfilled Assistant Planner

**Underfilled Code Enforcement Officer II

*** Extension of Staff to process Brightwater entitlements

PLANNING AS PART OF THE CITY'S STRATEGIC PLAN

The Huntington Beach City Council decided to undertake a strategic planning process to establish consensus about priorities for goals and projects for the next five years. The goals and projects identified through the strategic planning process can be used by the City Council and staff to guide decision making. With limited resources, knowing Council priorities will assist both the Council and staff in allocating resources in the operating and capital budget, identifying or clarifying City policies that relate to the goals and projects, utilizing staff, and evaluating progress of the City. The Strategic Plan is a global document, with goals and visions affecting multiple departments. The Planning Department will be involved in a support role in numerous goals that are laid out in the Strategic Plan.

Goals or Projects for which the Planning Department will have a lead role:

- **Establish the vision and create a land use plan for reuse of critical parcels (including Beach and Edinger corridors) so that the next phase of community investment and improvement at that location can begin.** To meet this goal, the Planning Department, in collaboration with the Economic Development Department, would perform a corridor study for Beach Boulevard and Edinger Avenue. Short term benchmarks include completing 4 community meetings for the corridor study by the end of 2007 and having a draft plan in early 2008. Mid to long term indications of success would include the initiation of two or more demonstration projects within one year of Specific Plan adoption on Beach or Edinger; implementation of the first phase of infrastructure improvement for Beach/Edinger project within five years of Specific Plan adoption and three or more properties with significant upgrades/façade improvements within 5 years.
- **Create a plan for the use of surplus school property to ensure compatible uses with the surrounding neighborhood and meet community needs.** To meet this end, the Planning Department would survey existing and potentially surplus school sites and compare the existing zoning to surrounding area. The Department would draft a "School Site Land Use Plan" focusing on the ultimate reuse of surplus school properties.
- **Preserve the quality of our neighborhoods, maintain open space, and provide for the preservation of historic neighborhoods.** One of the target projects would be to update the General Plan Historic and Cultural Resources Element. This would also entail an expanded and updated survey of the local landmarks list. Likewise, the Code Enforcement division would continue to play a key role in ensuring the quality of neighborhoods through proactive enforcement and education of City Codes.
- **Study Form-Based Codes.** The Planning Department will hold a study session on Form Base Codes in 2007.

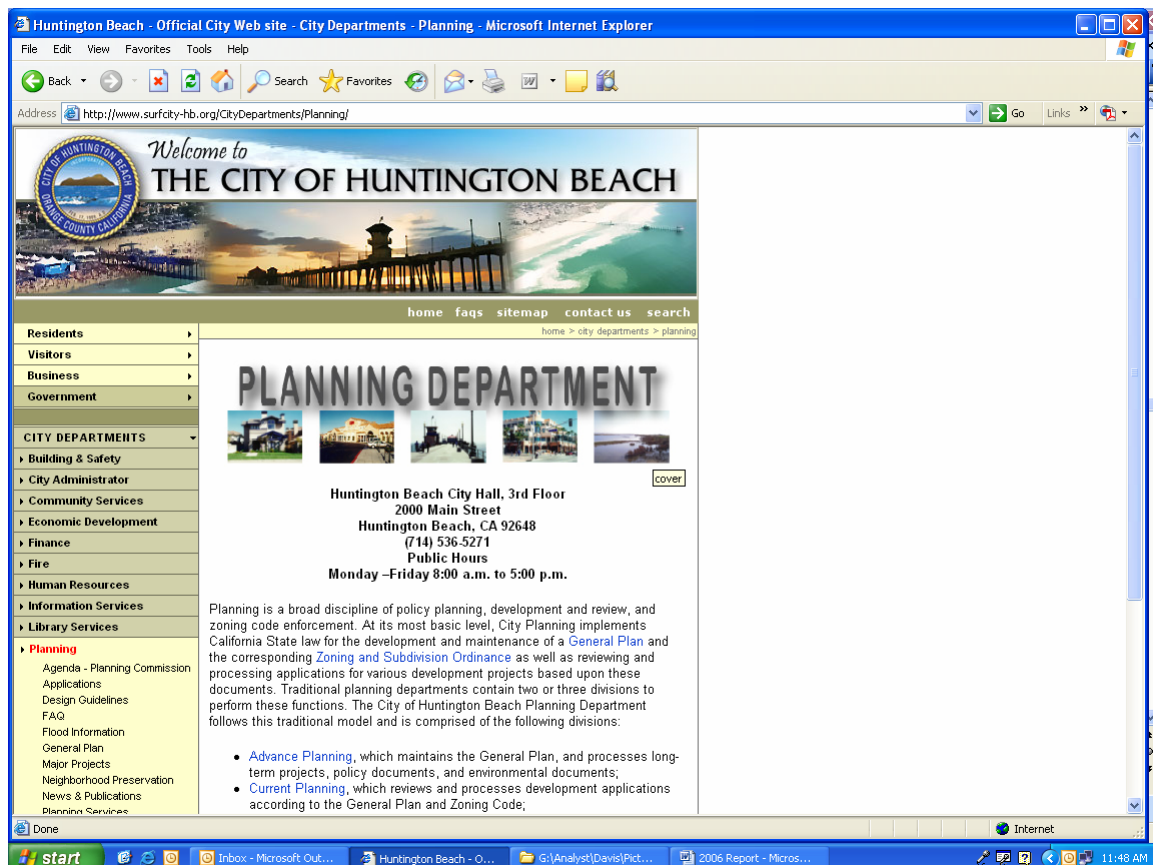
Goals or projects for which the Planning Department will play a key supporting role:

- **Build a New Senior Center.** The Planning Department will take the lead in processing the requisite environmental documentation and subsequent entitlements for this project. The Planning Department distributed a Request for Proposals for the Environmental Impact Report in December 2006 and anticipates hiring a consultant in February 2007.
- **Improve the Efficiency of the Development Review Process.** The Planning Department has been involved in the review of the current development review process and will have a key role in any proposed changes to current policy. The Planning Department has been proactive in working to improve customer service and make the review process more efficient. Recent examples include promoting a “Second Opinion” service for applicants with concerns about their application review, instituting a free meeting with a project planner when the applicant submits their entitlement, publishing hand-outs that are available at the counter and on the website to assist potential applicants who are unfamiliar with the entitlement process, and reducing the fee by 50 percent for a Coastal Development Permit when processed as part of a Conditional Use Permit, Tentative Map or Variance.
- **Improve the City’s plan for funding and completing infrastructure needs and develop strategies for resolving critical infrastructure problems to preserve the physical foundation of the community and enable the community’s value to grow.** The Planning Department would assist the Public Works Department with the requisite environmental review for all affected projects. Likewise, any approved projects would be reviewed by the Planning Commission as part of the Capital Improvement Program.
- **Complete renewal of downtown and the waterfront: Complete The Strand, The Waterfront Master Plan, and Pacific City.** The Planning Department processed the Environmental Impact Reports and Entitlements for each of these properties, worked to shepherd their applications through the California Coastal Commission, and continues to assist during the construction phase. Information on each of these projects follows in the Major Projects section of this report.

COMMUNICATIONS/PUBLIC OUTREACH

The Planning Department strives to facilitate development in the community by providing as much information as possible in an accessible manner. Likewise, the Department has also made efforts to inform City residents and businesses of development activities through an expanded public outreach effort. Key accomplishments in this area include:

- Publishing the General Plan Elements and Specific Plans on the Planning Department website.
- Making recent Environmental Impact Reports and Mitigated Negative Declarations available on the Planning Department website.
- Publishing a newsletter updating the progress of major developments and activities related to Planning.
- Publishing an Annual Report (including this one).
- Providing “How to” guides at the Zoning Counter and on-line for applicants to assist them through the entitlement process.
- Making the Planning Commission staff reports available on the Department website.
- Put the main Planning applications on the website.



CITY TRENDS

Population

The population of Orange County reached 2,846,289 in 2000, an 18% increase from the 1990 population total. The increase in the population of the City of Huntington Beach has slowed in recent years due to lack of undeveloped land. Most projections place Huntington Beach's current population at approximately 200,000. In 2000 Huntington Beach had the third largest population of any city in Orange County, following Anaheim and Santa Ana respectively.

Current Population Projections For Huntington Beach California State Fullerton Center for Demographic Research (Orange County Projections 2004)	
2006	201,000
2010	212,893
2015	217,957
2020	220,759
2025	222,274
2030	223,992

Housing

Housing growth in the City of Huntington Beach has slowed over the past decade, an indication that the city is nearing build-out. The majority of the housing stock was built between 1960 and 1980. These homes were built for middle class, first-time homebuyers.

With minimal vacant land in the City, new housing starts have focused on in-fill developments, utilizing land that was recycled from oil drilling or other industry-related uses. The two major recent developments were the Meadowlark Specific Plan, a former airport, and the Holly-Seacliff Specific Plan, mostly on recycled oil property. Pacific City, a 31-acre mixed-use development, will add another 516 units to the last major undeveloped site in downtown Huntington Beach beginning in 2007. Smaller in-fill developments are more indicative of the type of housing starts that are prevalent in the City.

Jobs

Huntington Beach is one of the leading commercial and industrial centers in Southern California. According to the California Economic Development Department, the City has a labor force of 124,300 with employment figures at 120,600, resulting in an unemployment rate of 3.0 percent. This is below the County unemployment rate of 3.9 percent. Job figures are from July 2005.

2000 Census figures indicated the following breakdown by industry for Huntington Beach residents:

Industry Category	Percent
Agriculture, forestry, fishing and hunting, and mining	0.2
Construction	5.9
Manufacturing	15.5
Wholesale trade	5.4
Retail trade	11.3
Transportation and warehousing, and utilities	4.2
Information	3.1
Finance, insurance, real estate, and rental and leasing	9.2
Professional, scientific, management, administrative, and waste management services	12.7
Educational, health and social services	17.1
Arts, entertainment, recreation, accommodation and food services	6.9
Other services (except public administration)	4.7
Public administration	3.7

Tourism

Due largely to the 8.5 miles of beach and surf city heritage, Huntington Beach is a major Southern California tourist destination. An estimated 4.4 million people visited the 3.5 miles of Huntington City Beach in the summer of 2005. According to the California Department of Parks (fiscal 2003/04 estimates), an estimated 2.8 million visited Bolsa Chica State Beach and 2.7 million visited Huntington State Beach. These local State beaches ranked 2nd and 4th respectively among State Park visits.

Efforts to maximize the City's image as a major destination were enhanced in 1983 with the adoption of the Downtown Specific Plan. The Downtown Specific Plan recognized the unique features of the downtown area and created a plan for the orderly development of this area to ensure creativity on individual projects while maintaining a cohesive community. Recent developments in the Downtown area include the Pier Plaza and Plaza Almeida. The City has also increased the number and quality of hotels in the downtown area. The Hyatt Regency and the Waterfront Hilton Hotels, located on Pacific Coast Highway north of Beach Boulevard have been completed. Future developments include a 140-room hotel at The Strand north of Main Street, an 8-story, 165-room hotel at Pacific City and a third hotel at The Waterfront. The downtown area has created an internationally renowned synergy with recreation at the beach, dining, shopping, people watching and overnight accommodations in a pedestrian-friendly area.

Maintaining and enhancing tourism in the City requires careful planning to balance infrastructure, environmental protection, public safety and commercial development.

Land Use

The City of Huntington Beach contains approximately 17,730 acres, or 27.7 square miles. Ninety-eight percent of the City is developed with residential, commercial, industrial, institutional, public uses, and streets/highways. The remaining two percent of the land within existing boundaries is vacant. The largest land use is housing. Residential neighborhoods are structured as large “super-blocks” throughout the City, generally defined by a one-mile arterial grid and often proximate to a school or park.

STATISTICAL OVERVIEW

The following section reviews the accomplishments in 2006 of the Planning Department. A brief outlook for what is expected in 2007 is also provided for each section.

Counter Services

- Received an estimated **10,416** phone calls and **10,387** walk-in inquiries
- Received **495** zoning and entitlement applications
- Performed **1,740** plan checks for zoning compliance; **117** grading and **35** landscaping plans
- Received **992** calls inquiring about flood information
- Mailed approximately **15,000** flood information brochures to properties in the floodplain
- Mailed approximately **24,775** public hearing notices
- Received **102** Citizen Inquiries from Administration
- Answered **78** e-mails received via the Planning Department website

Entitlement Processing:

- Processed **40** applications to the Planning Commission and discussed **69** items at Study Session.
- Processed **65** applications to the Zoning Administrator.
- Processed **47** applications to the Design Review Board.
- Processed **22** Administrative Permits.
- Development Assistance Team - reviewed **10** issues or conceptual plans.
- Project Review Staff meetings – **50** meetings and reviewed **235** issues or entitlements.
- Processed **1** final parcel map, **3** final tract maps and **10** Lot Line Adjustments.

2006 Applications Received

Type of Application	Quantity
Address Assignment	77
Administrative Permit	22
Appeals (PC & CC)	4
Categorical Exclusion	0
Certificate Of Compliance	1
Coastal Development Permit	19
CC & R Review	3
Conditional Use Permit	48
Continuance	4
Design Review Board	45
Entitlement Plan Amendment	7
Environmental Assessment	9
Environment Impact Report	0
General Plan Amendment	1
General Plan Conformance	4
Initial Plan, Zoning Review	6
Limited Sign Permit	1
Local Coastal Program Amendment	0

Type of Application	Quantity
Lot Line Adjustment	15
Planned Sign Program	13
Preliminary Plan Review	3
Sign Code Exception	5
Site Plan Review	1
Special Permit	2
Specific Plan Review	1
Temporary Activity Permit	52
Temporary Sign Permit	126
Temporary Use Permit	2
Tentative Parcel Map	5
Tentative Tract Map	2
Time Extension	8
Variance	13
Zoning Compliance Letter	37
Zoning Map Amendment	3
Zoning Text Amendment	8
Total 2006 Applications	547

5 Year History – Entitlement Applications

Application Type	2002	2003	2004	2005	2006	5-year avg. No. of Applications
Administrative Permit			21	18	22	19.5
Appeals (PC & CC)	0	1	4	8	4	3.4
Certificate of Compliance	3	2	2	0	1	1.6
Coastal Development Permit	32	28	17	20	19	23.2
Conditional Use Permit	72	65	52	45	48	56.4
Continuance				1	4	
Design Review Board	56	62	51	36	45	50
Entitlement Plan Amendment	14	11	12	8	7	10.4
Environmental Assessment	13	10	12	8	9	10.4
General Plan Amendment					1	
General Plan Conformance	1	1	2	5	4	2.6
Initial Plan/Zoning Review	10	31	26	17	6	18
LCP Amendment	0	1	1	1		0.75
Limited Sign Permit					1	
Lot Line Adjustmтт	9	13	8	15	15	12
Preliminary Plan Review	2	6	3	1	3	3
Planned Sign Program	8	6	21	13	13	12.2
Sign (temporary)	192	186	163	138	126	161
Site Plan Review	1	3	2	1	1	1.6
Special Permit	7	0	2	2	2	2.6
Temporary Activity Permit	53	68	72	70	52	63
Temporary Use Permit					2	
Tentative Parcel Map	10	9	9	5	5	7.6
Tentative Tract Map					2	
Time Extension	19	17	17	9	8	14
Variance	15	24	10	8	13	14
Zoning Compliance Letter	27	59	36	35	37	38.8
Zoning Amendment (Text & Map)	9	4	6	6	11	7.2
Total	553	607	549	470	461	544.75

*Permit Streamlining, implemented in 2004, allowed many projects that had previously required a conditional use permit to be processed as an administrative permit by Planning staff.

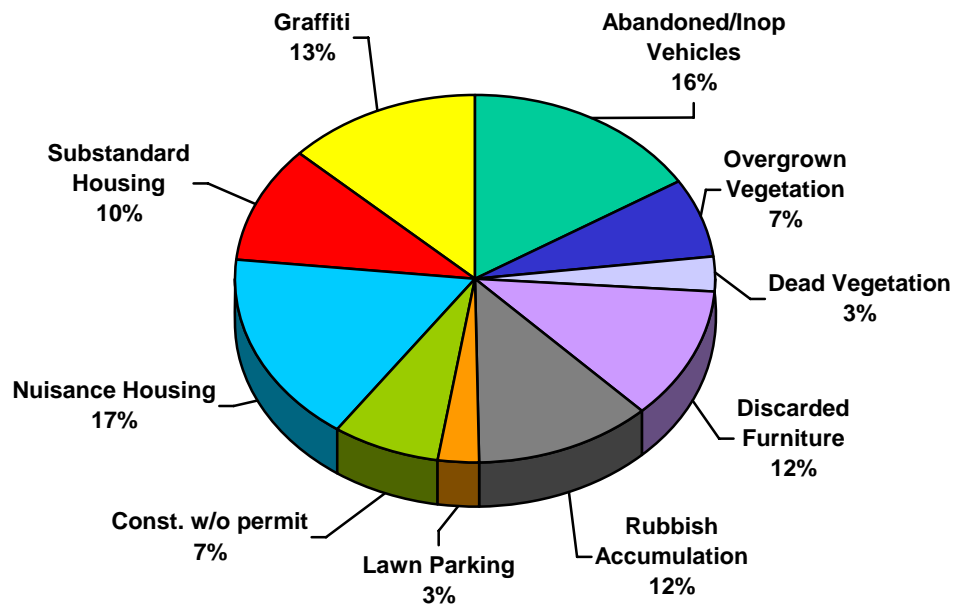
CODE ENFORCEMENT

In 2006, the Code Enforcement/Neighborhood Preservation Division continued its successful efforts in maintaining and improving the quality of life throughout the community through education, communication, and enforcement action. Over the course of the year, the division opened 3,653 new cases, conducted 5,186 inspections, and successfully resolved almost 98% of all cases through voluntary compliance.

Other achievements for 2006 include:

- Initiated 1,239 proactive cases to address code violations they observed while in the field before receiving an initial complaint from a citizen.
- Issued 77 citations for non-compliance when violators did not respond to requests for compliance.
- Coordinated efforts with the Public Nuisance Task Force to address 15 nuisance properties with the cooperation of Police, Fire, Building, Public Works, and the City Attorney's Office.
- Presented to and received approval from Council a comprehensive Shopping Cart Containment/Retrieval Ordinance, and a Zoning Text Amendment clarifying Vehicle Storage Activity.
- Completed an evaluation of Short-term/Vacation Rental Housing evaluating existing regulations and neighborhood impacts.
- Participated as a Planning Department representative to the Emergency Preparedness Committee, including several training sessions and emergency exercises.
- Participated as a Planning Department representative to the Graffiti Task Force.

Break down of top 10 Code Enforcement Complaints in 2006:



MAJOR PROJECTS

The statistics in the previous section illustrate the quantitative workload of the Planning Department. The following is a qualitative description of many of the major projects that the Department worked on this past year. Many of these projects have been multi-year efforts.

Pacific City

The Pacific City site is the last major parcel in the downtown area to be developed. It is a vacant thirty-one acre site that is bounded by Pacific Coast Highway, First Street, Huntington Street, and Atlanta Avenue. The developer, Makar Properties, originally purchased the property in 1998 with a goal of creating a development that added to the appeal of Huntington Beach as a tourist destination. In 2002 Makar submitted applications for a Tentative Tract Map, Coastal Development Permit, Conditional Use Permit, Special Permit, and a Pacific City Conceptual Master Plan. The approved project is fulfilling the vision of the Downtown Specific Plan (DTSP) by providing a mix of visitor-serving commercial and residential uses to complement the downtown commercial core.



The existing site will be divided into three parcels. One of the parcels (17.2 acres) will be for residential condominium purposes and the other two parcels (4.12 acres and 6.47 acres) are for a commercial/retail/restaurant/entertainment/office/hotel development. Located along the southern portion of the property is the proposed 165-room, eight-story



hotel, which is compatible with the 12-story Waterfront Hilton hotel. A wide spectrum of visitor opportunities resulting from this project adds to the destination resort image the City has created. North of the commercial

promenade are 516 residential units proposed in a mix of two, three and four story buildings designed per requirements of the DTSP to be compatible with surrounding residential development. The residential parcel will include a 2.03-acre Village Park/open space area dedicated for public usage. The project entitlements were approved by the City Council in June 2004. In 2005, the Planning Department completed mitigation monitoring – Archaeological, Biological and Site Remediation – for the site.

In 2006, the developer has been conducting mass grading, completing street improvements surrounding the site and installing underground utilities. Construction on phase one of the residential is slated to begin in mid-2007 and is expected to take 15 months. The first closings are anticipated for Spring 2008.

Bella Terra



The former Huntington Center Mall was reborn on September 8th when Bella Terra celebrated their grand opening. Although many of the tenants had opened in 2005, the September celebration marked the official unveiling of the new center. The Mall consists of approximately 1 million square feet. The Kohl's Department Store opened in March 2003. The 20-screen Century Theaters opened in

November 2005. New restaurants include California Pizza Kitchen, Islands, Pei Wei Daphne's Greek Café, Pomodoro Italian Cucina, Kabuki, King's Fish House and the Cheesecake Factory. Other new tenants include REI, T-Mobile, Cost Plus World Market, Ulta, Jamba Juice, Peet's Coffee, and EB Games. In addition to the retail establishments, the center features two public art sculptures, an entertainment plaza with open-air amphitheater, an open-space plaza with rolling lawn and water gardens, as well as numerous paseos and intriguing walkways.



Timeshares

In December 2003, the Robert Mayer Corporation filed concurrent applications for a Zoning Text Amendment (ZTA 03-03), a General Plan Amendment (GPA 03-03) and a Local Coastal Program Amendment (LCPA 03-02) to allow for the development of Timeshares in the Downtown Specific Plan as a permitted use in Districts 7 and 9.

The California Coastal Commission approved the City's application to amend the Local Coastal Program to permit Timeshares and Condominium Hotels in Downtown Specific Plan Districts 7 and 9 in 2006. The City Council approved the requisite amendments for Timeshares on March 21, 2005. It is anticipated that the third hotel at the Waterfront will be



developed as a condominium hotel and a portion of the hotel at Pacific City would be permitted for fractional interest units (longer-term timeshares). The City Council is tentatively slated to consider final approval of the application with the Coastal Commission's modifications in Spring 2007.

The Strand

In 1999, CIM Group proposed a large mixed-use development downtown. Bounded by Pacific Coast Highway, Walnut Avenue, Sixth Street, and the alley between Fifth and Main Streets, The Strand will include retail, restaurants, offices, and a 149-room hotel, for a total of 226,536 square feet, with a 411-space subterranean parking structure. This project will bring new life to the downtown area by adding an expanded commercial area with modern Mediterranean architecture. A public open-space terrace from the



second floor of the hotel provides spectacular coastal views, and serves as an attractive destination for visitors to Huntington Beach.

In late 2002, the City Council approved the project, and it received final approval by the California Coastal Commission in January 2003. In 2004 the

developer worked on the drawings for construction and also submitted utility plans. All existing underground utilities were relocated to the surrounding street system during 2005. The Design Review Board reviewed and approved the final details of the design in June 2006.

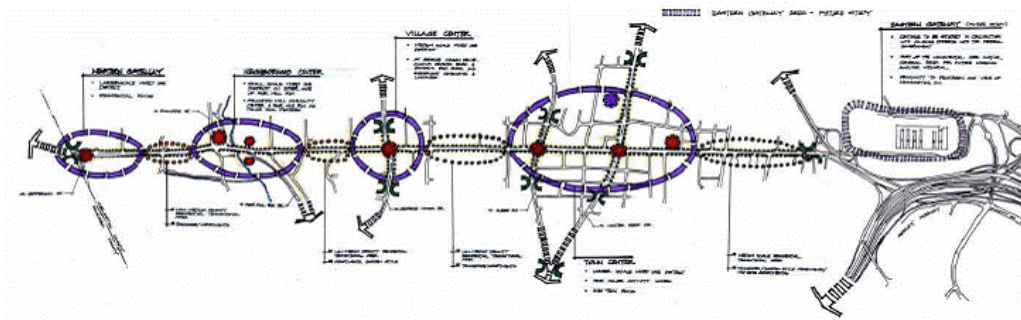
Construction is currently underway and expected to be completed in early 2008. CIM Group recently signed Joie de Vivre Hospitality, the largest boutique hotel in California, to manage the new luxury hotel. Other new tenants include Urban Outfitters, RA Sushi, Johnny Rockets and Ben & Jerry's.

Beach Boulevard/Edinger Corridor Study

Beach Boulevard and Edinger Avenue are two primary economic engines for the City of Huntington Beach, including auto sales, various commercial developments, supermarkets, both large and small retail, as well as residential, institutional, and many other land-use functions. Key retail establishments along or proximate to Beach Boulevard include The Beach Boulevard of Cars, Bella Terra Regional Shopping Mall, 5-Points Shopping Center, Wal-Mart, and the Hyatt Regency Resort & Spa. Edinger Avenue includes Bella Terra and a number of retail centers.



It is the City's desire to enhance and maximize the potential of this major thoroughfare. Although the City has been able to improve economic opportunities along Beach Boulevard, this artery lacks the characteristics that provide identity and clarity of location, incorporating various nondescript strip commercial centers, a wide range of signage, and inconsistent landscaping. While individual establishments along the corridor have had various degrees of success, there is no synergy to the current process. Likewise, efforts to create a strategy for Edinger have not come to fruition.



In recent years, the City has made an effort to develop specific plans for key areas within the City to maximize their unique assets. This includes the Downtown Specific Plan to maximize the City's tourism potential and create a cultural magnet for residents and visitors alike, the Holly-Seacliff Specific Plan for a major residential development, and the McDonnell Centre Business Park Specific Plan.

In September 2006, the City Council approved a contract with a consultant to perform a revitalization study for the Beach Boulevard and Edinger Avenue corridors. The project is intended to determine and implement a clear vision for growth and change along the Beach Boulevard and Edinger Avenue. The specific configuration that new public and private investment along the corridor will take will be determined by a planning process involving city officials, citizens, stakeholders and city staff. Specifications to guide land use and development intensity, site layout, building design, site landscaping and signage will be detailed in the document created from this effort. Land use and development standards contained in a specific plan will be drafted to replace pre-existing zoning regulations, and to assist the community to more effectively attract investment and improve the evolving image and identity of the City.

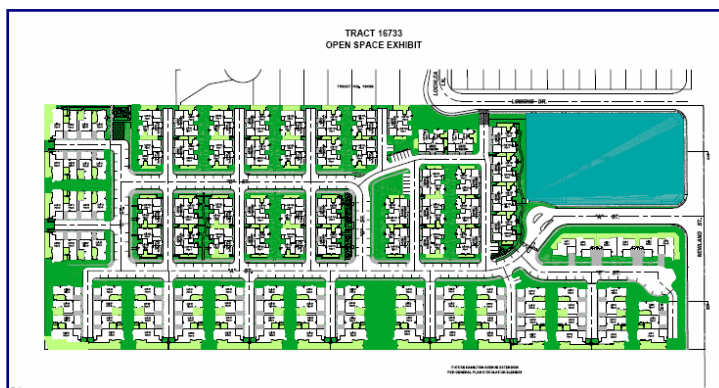
Poseidon Desalination Facility

On November 27, 2006, a Superior Court Judge upheld the findings in the City's Environmental Impact Report (EIR) for the Poseidon Resources Desalination project, thereby rejecting the lawsuit filed by the Sierra Club and Surfrider Foundation. The City Council certified the EIR on September 6, 2005 after four years of review. Judge David Velasquez upheld the City certified EIR stating "its decision is supported by the findings and the findings are supported by substantial evidence in light of the record as a whole." The decision was the final Superior Court ruling.

The Conditional Use Permit and Coastal Development Permit applications for the Poseidon Desalination Project were approved by the City Council on February 27, 2006. There are additional project permits that must also be approved by multiple government agencies before construction can begin. These include the California Coastal Commission, South Coast Air Quality Management District, Santa Ana Regional Water Quality Control Board and State Department of Health Services.

Newland Street Residential

The approved Newland Street Residential Project will provide a master-planned, gated residential community of 204 attached homes (medium-density residential units). The 204 residential units will consist of 123 triplex units and 81



duplex units, and will occupy approximately 8.45 net acres of the project site. Development will include two- and three-story structures with a variety of architecture and dwelling unit types and sizes. There will be eight two-story triplex units located along the northern boundary of the project site. All remaining residential structures will be three stories in height.

A two-acre public park will be constructed on the northeastern portion of the project site and dedicated/accessible for public use. The public park will feature passive recreational uses including a large open grass field as well as hardscape areas on the western portion of the park that would contain play equipment and half-court basketball.

The site was formerly used as an oil pipeline and storage tank terminal, for which decommissioning and remediation has been completed. A portion of the site is currently operating as a recreational vehicle and boat storage facility, which will be removed and replaced with residential units and a public park.

The Planning Commission certified the Environmental Impact Report and approved the other associated entitlements for the Newland Street Residential Project at their August 8, 2006 meeting. The City Council approved the General Plan Amendment and Zoning Map Amendment at their September 18, 2006 meeting. Grading, soil surcharge and infrastructure improvements are slated for 2007.

Newland Street Widening

The proposed project widens Newland Street from the current 20 ft. - 40 ft. width to a 44 ft. - 48 ft. wide travel section with bike lanes, a sidewalk on the east side, and a striped center median. The proposed project includes widening of Newland Street from Pacific Coast Highway to Hamilton Avenue, widening of the reinforced concrete bridge at Huntington Channel, installation of storm drain improvements in Newland Street, and raising the profile of Newland Street to improve traffic visibility. The improvements will also address stopping sight distance deficiency by raising the road grade at the Huntington Channel and providing a left turn lane at the intersection of Newland and Edison Way.

The public comment period for the Draft Mitigated Negative Declaration (MND) for the Newland Street widening project closed on Friday, August 18, 2006. A public hearing before the Zoning Administrator is anticipated in February 2007.

Brightwater Project

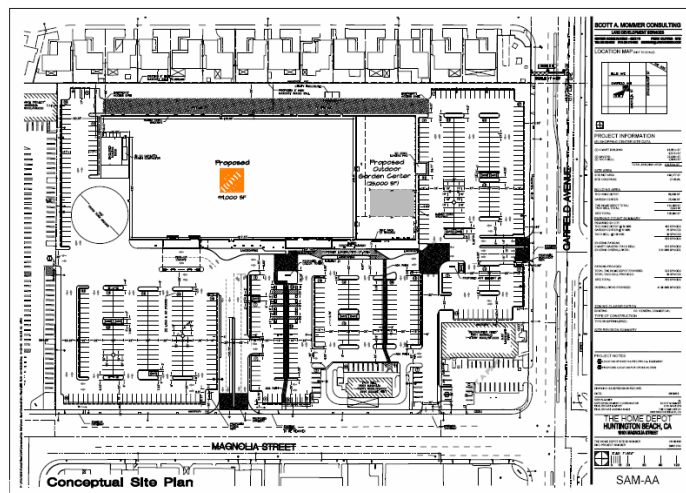
The City is in the process of annexing 105.3 acres of the upper bench portion of Bolsa Chica that will become a residential development. The development, named the Brightwater project and currently in unincorporated



Orange County, has already been approved by the California Coastal Commission and the Orange County Board of Supervisors. Development standards are based upon the County's standards. The City has been approached for annexation in order to provide better services. Brightwater would consist of 349 single-family units. Of the 105.3 acres, 67.9 would be dedicated for residential development and 37.4 would be for habitat restoration. Grading is currently underway for this project. The Planning Department is processing the requisite entitlements. Having already approved a pre-annexation agreement, the City is expected to consider adoption of a Specific Plan and the annexation in 2007.

Home Depot

The Planning Commission approved the Conditional Use Permit and Mitigated Negative Declaration for Home Depot at the July 11, 2006 meeting. The 124,000 sq. ft project, consisting of a 99,000 sq. ft. store and 25,000 sq. ft. garden center, is located at the southwest corner of Garfield Avenue and Magnolia Street, and would replace the now vacant K-Mart building.



Toyota

On April 20, 2006 representatives from Toyota obtained the necessary permits to begin the remodel of their dealership located on Beach Boulevard, north of Garfield Avenue. Approved by the Planning Commission on May 24, 2005, this project will result in replacement of the existing vehicle sales and service building and improvements with a new 39,500 square foot vehicle sales and service building and an attached multi-level parking structure. When complete, the new facility will provide capacity for up to 465 vehicles. Boasting both a sleek design and expanded sales capacity, the remodeled facility will enhance the appearance of Beach Boulevard and strengthen the City's economic base. Construction is anticipated to be complete in November 2007.



Ascon

Emergency action at the Ascon Landfill Site was deemed complete, as of January 10, 2006. Located at the Southwest corner of Magnolia Street and Hamilton Avenue, the Ascon Landfill operated as a landfill for waste from oil drilling from 1938 to 1984. The State Department of Toxic Substances Control (DTSC) issued a statement of Imminent or Substantial Endangerment on May 13, 2005 for possible harm damage cause by heavy rains the previous winter. DTSC, in cooperation with the property owners, is also in the preparation phase of a Feasibility Study and a Remedial Action Plan. It is anticipated that these documents will be available for review in 2007.

Huntington Harbour Bay Club Specific Plan

On May 10, 2006 the Coastal Commission denied the Local Coastal Program Amendment for the Huntington Harbour Bay Club Specific Plan amendment on a 5-4 vote. The Specific Plan amendment, which was approved by the City Council in April 2004, would have allowed up to 11 residential units to be developed on a 1.6-acre site in place of the existing banquet facilities and tennis courts. The project site is located on the north side of Warner Avenue approximately a quarter mile east of PCH. The Coastal Commission

claimed that the reason for denial is the loss of visitor serving use, which has a higher priority in the Coastal Act over private residential use.

Beachmont Plaza

The City issued building permits for the Beachmont Plaza remodel in January 2006. New tenants include Ralph's, Comerica Bank, CVS and Z-Pizza. Originally filed in August 2001 and entitled in June 2002, the site at the northeast corner of Brookhurst Street and Adams Avenue underwent construction in 2006.



Le Bard Park Environmental

The Planning Department, in collaboration with Community Services, is processing the requisite environmental documentation for the LeBard Park Phase II expansion. LeBard Park currently consists of three acres of developed parkland with turf, trees, picnic tables, benches, two tennis courts, and a tot lot. The City is proposing development of Phase II on two acres of property that the City leases from the Edison Company. After meeting with local homeowners and interested members of the public, the consensus is that the community would prefer open turf areas with trees and other vegetation to help screen the Santa Ana River. Staff, along with Nuvis, a professional landscape architect firm, have created a master plan based on comments received from the community and constraints due to the Edison Company lease.

PROJECTS ON THE HORIZON

Senior Center

The Planning Department, working with Community Services, will be processing the Environmental Impact Report for the proposed Senior Center. In 1999 the City certified a Master EIR for the Master Plan of Recreation Uses for Central Park. This EIR analyzed program and project level improvements for a 157.5 acre study area. One of the program level components was future development of a Low Intensity Recreation Area, which is now the proposed location of the subject Senior Center. The Low Intensity Recreation Area is currently slated for picnic and passive activity areas, as well as restrooms, tot lot, and shade structures. A portion of this area was the subject of a recent ballot vote.

In November 2006, residents of the City of Huntington Beach approved Measure T with 51.1 percent. Measure T asked the following question:

“Shall a centrally located senior center building, not to exceed 47,000 square feet, be placed on a maximum of five acres of an undeveloped 14-acre parcel in the 356-acre Huntington Beach Central Park, generally located west of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course and Shipley Nature Center, following City Council approval of all entitlements and environmental review?”

In 2007 the City will process an EIR and Conditional Use Permit for the proposed project. It is anticipated that an environmental consultant will be under contract by March 2007.

Housing Element Update

The State of California has established June 30, 2008 as the date by which all jurisdictions must have an updated Housing Element submitted to them for review. In preparation for this, the Planning Department selected a consultant, Karen Warner Associates, at the end of 2006 to prepare the update of the City's General Plan Housing Element. The consultant will have responsibility for preparing the new update to reflect the forthcoming Regional Housing Need Assessment (RHNA) figures and to adjust policies and programs accordingly, as well as assist the City through the new RHNA pilot program process. The City's Housing Element needs to be thoroughly updated with respect to background data as well. This includes incorporating 2000 Census data; providing current rent, sales price and values data; updating the Units at Risk information and reflecting an up-to-date vacant land inventory.

Third Waterfront Hotel

The Robert Mayer Corporation is expected to submit applications for the third and final hotel at the Waterfront Master Plan development in early 2007. The hotel will be located on approximately 3.5 acres and will likely range between 200 and 250 rooms. Anticipated to be developed as a condominium hotel, but with amenities and facilities available to the general public, it will complement the existing accommodation inventory downtown and further strengthen the City as a destination location.

